

Intellectual Property

VOLUME 12 - FALL 2016

35 YEARS of SERVICE to INVESTORS

2016 marks the 35th anniversary of the founding of the Millennium III Group of Companies and its operations in acquisition, financing, syndication, and management of commercial real estate limited partnerships in Western Canada. We have grown from two properties under administration in 1981 to 61 properties in Saskatchewan and Alberta today with a current value of over \$325 million.

How is it that our Group has survived, prospered, and is still growing with over 2,000 current investors? We have survived mortgage interest rates of up to 21% in the early 1980's,

Current value of over \$325 million

several recessions in the 80's and 90's, the big recession of 2008 through 2009, and the current slowdown due to depressed pricing in the commodities industry. Many of our contemporaries in the investment industry have gone by the wayside over those past 35 years, including giants like Royal Trust and Confederation Life, along with a bevy of promotional and management firms specific to the real estate industry.

Here's why:

ASSET ACQUISITION

We have concentrated on incremental growth, acquiring and syndicating only properties with good value and growth prospects; not trying to lead the pack in quantity of acquisitions. This gives us time to absorb these properties into our management system while gaining the best possible investments for our clients. Unbridled rapid growth has been the downfall of many investment firms.

ORGANIZATIONAL GROWTH

Over the years, we have been able to acquire many experienced personnel in the specialized fields that our operations involve; real estate acquisition and management, mortgage financing, investor relations, and accounting. Our program of mentoring and eventually employing new university commerce graduates over the years has also provided a very strong cohort in our management team that is a significant part of our employee group of approximately 50 specialists.

OUR LATEST OFFERING

Millar Landing Industrial Park
Saskatoon, SK



Millar Landing Industrial Park is situated in the Hudson Bay Industrial neighbourhood of Saskatoon, SK, an established area with a mix of commercial uses.

For more information, please contact your Exempt Market Dealer or the Millennium III Group of Companies.

INVESTOR RELATIONS

Many of our investors have been with us for a long time, investing in new projects every year or so and we are even getting into second generation investing in some families. We also bring many new investors each year

continued...



Total Return On Investment! 451%



MARTIN BUCER MANOR

In March, the limited partners in Bucer Properties Limited Partnership decided to sell Martin Bucer Manor. Since their initial investment, the property value had appreciated considerably and resulted in a total return of 451%!

35 Years... - cont'd

into projects then on offer. There are numerous reasons for this strong and continuing interest in our investments. They offer initial tax advantages, growth in income and value over time, large cash distributions once projects are debt free, and substantial capital gains in the event of disposition. This is thanks to the leverage built into the initial investments, debt payout, and inflation.

PROPERTY CYCLE

Once we acquire a property, we usually arrange for all mortgage debt to be paid off from internal cash flow in 12 to 15 years. Annual cash distributions to investors then significantly increase and average around twenty-five percent (25%) of their initial investment; these increasing distributions continue as long as we hold the property. We have sold some properties over the years when we received exceptionally good offers for them or older investors



wished to cash out. These sales almost always involve a total return on investment in the range of three hundred percent (300%).

PARTICIPATION OF PRINCIPALS AND MANAGERS

All of our senior personnel, including the principals of the Millennium III Group, participate in our projects by acquiring units on their own account. This means that usually up to 10% of any given project is purchased by the Millennium III and Fortress Properties Inc. management group. This provides a vested interest in the well-being and growth of the projects.

These are some of the reasons why the Millennium III Group of Companies has been around for 35 years, expects to be around for a long time to come, and will continue to bring you prime, tax-advantaged real estate investment opportunities.

MORTGAGE FREE!

Investors in these partnerships can look forward to significant returns for many years to come!



Palmerston Properties Limited Partnership retired its mortgage obligation in August, 2016.



Wentworth Properties Limited Partnership retired its mortgage obligation in October, 2016.



To receive future editions of this newsletter electronically, please advise us via email at dawnh@millennium3.ca